

RESOLUTION NO.10-07

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING PUD NO. 10-A: SAINT LEO UNIVERSITY CAMPUS MASTER PLAN

WHEREAS, a Planned Unit Development (PUD) application (PUD No. 10-A) was filed by a by Saint Leo University, Inc. to approve a campus master plan (154.29+/- acres) for the University pursuant to the LDC Article XII, Development Review Procedures And Development Standards For General Site Plans and Planned Unit Developments, and

WHEREAS, a public hearing was advertised and held on June 4, 2010, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the staff and evidence presented at the public hearing.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

SECTION A. REQUEST

Saint Leo University is requesting PUD approval for the entire existing campus and conceptual plans for six (6) proposed projects. This request also incorporates all previous PUD approvals: PUD 02-A (Student Housing) and PUD 06-A (McDonald Center) and site plan approval for SPR#-05-A (Plant Operations/Tennis Courts). The University is requesting that the PUD approval be valid for ten (10) years. Pursuant to the LDC, a PUD approval is valid for two (2) years if no building permits are issued. Extensions can be granted, but not to exceed a maximum of three (3) additional years. The proposed PUD application is contained in Attachment A.

SECTION B. TOWN COMMISSION DECISION

The request for the Planned Unit Development (PUD No.10-A) is APPROVED SUBJECT TO the conditions specified in Section D.

SECTION C. FINDINGS AND CONCLUSIONS

The proposed PUD is consistent with the Town of St. Leo Comprehensive Plan and Land Development Code as evaluated in the staff report dated June 4, 2010 (Attachment A). Specifically, the PUD is consistent with the comprehensive plan and conforms to the Land Development Code provided the conditions in Section D are met.

Further, the Town Commission approves the PUD for a ten (10) year period, beginning from the date of this approval, unless PUD modifications are requested by the applicant or required pursuant to Section 10.10 Modifications of a PUD. Any change in the physical location of any of the projects identified in the application are deemed to be a minor PUD modification (pursuant to Section 101.10) provided there is no increase in project building square footage of fifty (50) percent or more.

Pursuant to this PUD approval, all site specific development plans for the six (6) proposed projects and future projects shown on Sheets PUD-1 and PUD-2 will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures. Final decision on these site plan reviews, including any minor PUD modifications, shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting. Any site plans requiring a major PUD modification and/or variances will require public hearings pursuant to the LDC, Articles VIII and IX, respectively.

SECTION D. CONDITIONS OF APPROVAL

The proposed PUD will be consistent with the Comprehensive Plan and LDC provided the following conditions are met:

1. The site plans to be submitted for the softball field/parking lot and School of Business shall comply with the conditions of the tree removal approvals.
2. Any tree removal related to the projects identified in the PUD application shall be submitted to the Town Commission or its designee pursuant to Section 12.4 for approval. This includes identifying all trees regardless of size (DBH) on the project, indicating the tree(s) to be removed either on a site plan or aerial photograph.
3. The site plan submittal for the intramural fields proposed at the northeastern corner of the campus shall provide in-fill landscaping along the University's eastern property boundary, to be approved by the Town Commission or its designee, to ensure adequate buffering is provided along the eastern property boundary adjacent to the Lake Jovita residences. Such buffering, without the wall, may be required by the Town Commission or its designee to exceed the LDC planting requirement to ensure compatibility with the adjacent residences.
4. All existing parking lots that are nonconforming to the LDC landscaping requirements shall comply with the landscaping requirement pursuant to Section 12.3 Nonconformities to Landscape Buffers and Vehicular Use Area Landscaping Requirements.
5. At the time a site plan review is submitted for the new Student Housing, the Applicant shall provide a letter from the Florida Department of Transportation (FDOT) stating that the current main entrance improvements provide sufficient capacity relative to trip generation created by the new student housing and relative to the projected 2014 campus student population.

SECTION E. ATTACHMENT A

The following documents are attached to this resolution and incorporated herein by reference:

Staff Report with the following exhibits:

- Campus Aerial (Exhibit A)
- Application and Project Narrative
- Campus Site Plans (Sheet PUD-1 thru 36)

SECTION F. TOWN COMMISSION MOTION

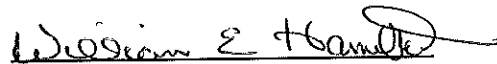
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor
Sister Donna DeWitt
Richard Christmas

DULY PASSED AND ADOPTED this 4th day of June, 2010. This approval is valid for ten (10) years from the date of approval.


ATTEST: 
JOAN MILLER, CMC, TOWN CLERK

MAYOR, TOWN OF ST. LEO



William E. Hamilton

Approved as to form by:


Patricia Petruff, Esquire, Town Attorney



Town of St. Leo

STAFF REPORT

Saint Leo University Campus Master Plan

PUD Case: PUD #10-A

June 4, 2010

Applicant: Saint Leo University

Representative: Frank Mezzanini

Request: Saint Leo University Campus Conceptual Master Plan PUD approval (Existing and Proposed Development)

Location/Legal Description: The University campus is comprised of two separate tracts: East Campus and West Campus totaling 154.29+/- acres. The Pasco County Property Appraiser folio numbers for each tract are as follows:

- East Campus: 01-25-20-0000-00100-0010, 01-25-20-0000-03000-0000, 01-25-20-0000-02900-0000, 01-25-20-0000-03000-0012, 01-25-20-0000-03000-0020 and 06-25-21-0000-00300-0010.
- West Campus: 01-25-20-0000-02300-0010 and 01-25-20-0000-02300-0020

Legal Description- See Appendix A, Plan Sheet PUD-1.

Land Use Designation: Institutional and Permanently Open Land

Zoning: Institutional and Permanently Open Land

PUD Application Overview

Saint Leo University is requesting PUD approval for the entire existing campus and conceptual plans for six (6) proposed projects. This request also incorporates all previous PUD approvals: PUD 02-A (Student Housing) and PUD 06-A (McDonald Center) and site plan approval for SPR#-05-A (Plant Operations/Tennis Courts). The University is requesting that the PUD approval be valid for ten (10) years. Pursuant to the LDC, a PUD approval is valid for two (2) years if no building permits are issued. Extensions can be granted, but not to exceed a maximum of three (3) additional years. The application and site plan sheets (PUD 1- 36) are contained in Appendix A.

The University is comprised of a West Campus (20.88 acres) and an East Campus (133.41 acres) for a total campus area of 154.29 acres (Exhibit A). Lake Jovita encompasses 14.65 acres of the total campus area. The two campus areas are bisected by property owned by the Order of St. Benedict of Florida, which is comprised of the historic St. Leo Hall, Church of Holy Cross and Carmel Covenant buildings.

The West Campus is comprised of Marmion Center (performing arts) and Marmion/Snyder Halls (student residences). The East Campus (main campus) is comprised of numerous classroom buildings, administrative offices, plant operations, student housing, indoor and outdoor sports facilities, and parking areas. A detailed listing of all existing facilities is contained on Plan Sheets PUD-1 and PUD-2. The current full time and part-time student enrollment is 2,022 and projected future enrollment (2014) is 2,450. Current on-campus student residences contain 1,268 beds and are projected in 2014 to increase to 1,430 beds.

The six (6) proposed current projects are targeted for development within the next three (3) years, which include the following:

- School of Business (Sheet PUD-4): The project consists of a new academic building to house the School of Business, an executive lecture hall and reception hall which together are intended to accommodate community and business meetings. The building is three-stories and total building square footage is 49,950 square feet (Sheets PUD-4-6). This project received approval for tree removal on March 8, 2010. This approval requires twelve (12) replacement canopy trees, at least five (5) of which must be incorporated into the School of Business site and/or parking plan.
- Parking garage (Sheet PUD-7): The project consists of a new three story parking garage situated on the existing surface parking lot to the east of the existing softball field. The garage will accommodate over 400 cars and will provide parking for the new residence hall.
- New softball stadium (Sheet PUD-8-11): The project consists of a new softball complex with sports turf grass, synthetic clay, an underground drainage system and a press box with a team locker room below. The stadium, built into the natural slope, will accommodate 344 spectators. The stadium press box will be approximately 25 feet in height. A batting practice building is included, which will serve both the softball and baseball programs. This project will include new field lighting using existing poles. The new light fixtures will utilize the latest technology which allows for increased light output from each fixture so that fewer fixtures will be used. This will significantly improve light cut-off design and minimize light spillover to adjacent properties. The PUD plan shows a twenty (20) foot wide landscape buffer without a wall along the Lake Jovita golf course, which is in compliance with the LDC. This softball field is buffered from the Lake Jovita residences to the east by a grove of trees.

This project received approval for tree removal on March 8, 2010. This approval requires 94 replacement canopy trees. At least thirty-five (35) of the required replacement trees must be located within or adjacent to the general area of the proposed softball field and parking lot. Given the existing tree canopy coverage of the site, the thirty-five (35) replacement trees will be planted in clusters to provide for a future tree grove canopy effect.

- New softball stadium grass parking lot (Sheet PUD-12): This project will provide 164 grass parking spaces as well as 6 paved handicap spaces. This lot will help alleviate parking needs on campus by replacing the spaces lost at the new School of Business site and providing spaces for visiting teams for sporting events. The parking area will be connected to an existing campus street with a new paved road. The PUD plan shows a twenty (20) foot wide landscape buffer without a wall along the Lake Jovita golf course, which is in compliance with the LDC. This parking area is buffered from the Lake Jovita residences to the east by a grove of trees. This project received approval for tree removal on March 8, 2010.

- Reclaimed water storage pond (Sheet PUD-13): This project will allow the University to tie into Pasco County's reclaimed water system. The County has excess capacity, which the University can use to lessen irrigation well pumping. This is a joint Saint Leo University, Pasco County, and SWFWMD project designed to help conserve water resources.

Because reclaimed water availability and the timing of its eventual use may not coincide, a storage retention area is needed. The County's reclaimed water line is located along the north side of S.R. 52 and currently terminates at the Lake Jovita development entrance. This project will continue the line from that point to the proposed reclaimed water storage pond. The pond is located on an upland area adjacent to S.R. 52. From there the reclaimed water will be pumped to the irrigation well and tied into the irrigation system. The retention area will be located within the SR 52 landscape buffer area, which requires either a ten (10) foot wide buffer with a wall or fence or a twenty (20) foot wide landscaped buffer with no wall or fence. There will be a landscaped berm to comply with the LDC requirements and the S.R. 52 visual corridor.

- New residence hall (Sheet PUD-14): This project consists of a new student housing building to accommodate 162 beds. Straddling a major east-west pedestrian circulation route, the sidewalk will pass through the building into a pedestrian plaza. Parking will be provided by the proposed parking garage adjacent to this project. This project will be similar in architecture to the previous student housing projects.

The PUD application also identified a number of other projects (33) to be completed within a twenty-five year time frame. These projects are listed on Sheet PUD-1.

Proposed PUD Phasing for Current Projects

A proposed development schedule indicating the approximate starting and completion dates for the entire project or any phases with appropriate identification and description of such phases is outlined below:

- New School of Business: Begin construction June 2010, complete construction July 2011.
- New Parking Garage: Begin construction May 2011, complete construction November 2011.
- New Softball Field: Begin construction April 2010, complete construction September 2010.
- New Surface Parking: Begin construction June 2010, complete construction August 2010.
- Reclaimed Water Storage: Begin construction August 2010, complete construction December 2010.
- New Residence Hall: Begin construction June 2011, complete construction July 2012.

Previous PUD/SPR Approvals

Saint Leo University has previously received several PUD and site plan review (SPR) approvals, which are described below. One project (Bowman Hall parking lot) was constructed without Town review/approval, which is also described below.

- PUD#02-A: Approved construction of four (4) student housing buildings containing a total of 116 units (360 beds) and a 2,000 square foot community center. The project site (28.16+/- acres) is located in the northeastern part of the St. Leo University campus on the east side of

Lake Jovita. The student housing project increased on-campus student housing from 632 beds to 812. The project was developed in two phases. Each phase contained two buildings, each building with 29 units/90 beds. Key conditions of approval included the following:

- Required dedicated open space of at least 50 percent open space (14.09 acres), including all frontage along Lake Jovita. The dedicated open space was recorded on May 24, 2010.
- Landscape along the wetland boundary and around the perimeter of the parking lots consisting of canopy/shade trees (such as live oaks, red maple, and/or magnolias) and flowering trees such as crepe myrtle.
- Provide interior parking lot areas that shall be a minimum of one canopy tree planted at a maximum of fifty (50) feet on center and at least one canopy tree in each end island.
- Provide five (5) replacement trees for the 36-inch oak tree that was removed.

Based on a field inspection conducted on April 27, 2010, the parking lots meet the landscape conditions and the five (5) replacement trees have been provided.

- PUD#06-A: Approved renovation of the existing McDonald Center (5.74+/- acres) and construction of a new 14,852 square foot Student Administration building and clock tower (55+/- feet in height) with 484 square feet of ground floor space for a chapel. The University committed to dedicating a 9.28+/- acre tract of St. Leo University campus property as permanent open space, which was included in the condition of approval. This dedication of open space was recorded on September 12, 2007.
- SPR#-05-A: Approved construction of new plant operations and facilities maintenance buildings and eight (8) new tennis courts. The Plant Operations building received a setback variance from S.R. 52 of 43 feet. Key conditions of approval included the following:
 - Landscape buffer along S.R. 52 to be comprised of canopy trees spaced every twenty-five (25) linear feet and one understory tree planted between each canopy tree along with a continuous hedge.
 - A twenty (20) foot wide landscape buffer (without a wall) east of the tennis courts adjacent to the Lake Jovita residential area.
 - The required buffer was 11 Palms, 8 Oaks and 4 Magnolias to fill-in gaps along the existing vegetation.

Based on a site inspection of the tennis court buffer on January 11, 2010, the area north of the tennis courts was cleared and a dirt berm created along the eastern boundary (Lake Jovita side). Also trees were being burned and some large trees that were uprooted were lying in the cleared area. It is not known if these uprooted trees would have required tree removal permits. In reviewing the required landscape buffer, it appears that the original approved buffer was not implemented. Based on a site inspection on January 11, 2010, the following landscaping was present:

- 10 Palms
- 5 Oaks
- 3 Magnolias

Based on a site inspection on May 26, 2010, the following landscaping was present and meets the required buffer:

- 11 Palms
- 9 Oaks

- 4 Magnolias
 - Continuous hedge plus Cedar (12) and Holly (2) plantings as well.
- There is one project, the Bowman Hall Parking lot (PUD-22), that required Town approval, but no application was submitted. Based review of the landscape plan (PUD-22), a site inspection conducted on May 26, 2010, and photographic documentation provided by the Applicant, the parking lot landscaping meets LDC requirements.

PUD Master Plan Analysis

The table below provides a comparison of the existing and proposed campus development with LDC requirements.

TABLE A
Comparison of Existing and Proposed to Institutional District/LDC Requirements

Regulations	Requirements	Current	Proposed
Campus Land Area	No Minimum	154.29 ¹	154.29 ¹
Gross Building Square Footage	Maximum 2,352,305	667,002	780,415
Maximum FAR	0.35	0.10	0.11
Maximum ISR	50%	15.9% Total= 24.5 acres: (Parking: 17.95 ac. Buildings: 6.55 ac.)	17.2% Total= 26.5 acres: (Parking: 17.82 ac. Buildings: 8.66 ac.)
Minimum Open Space ²	50% (69.8 acres)	82.4% (115.1 acres)	81% (113.1 acres)
Minimum Dedicated Open Space (incl. POL district) ²	25% (17.5 acres)	33.5% (23.38 acres)	33.5% (23.38 acres)
Parking (0.5 space/student) ³	1,011 spaces	1,146 spaces	1,591 spaces
Percentage Grass Parking	Maximum 25%	4.7% (54 spaces)	13.7% (218 spaces)

Notes:

¹ 14.65 acres encompass Lake Jovita.

² Includes 18.5 acres dedicated open space and 5.47 acres of land zoned Permanently Open Land (POL). The Town of St. Leo Comprehensive Plan requires property designated with the Institutional land use category to have a total of fifty(50) percent open space (excludes Lake Jovita) of which at least twenty-five (25) percent must be dedicated open space and/or designated POL. Therefore, 69.82 acres of open space $[154.29 - 14.65 = 139.64 \text{ acres} \times 0.50]$ is required. Of the total required open space, 17.46 acres must be dedicated open space and/or designated POL. Based on previous PUD approvals [PUD 02-A (14.10 acres) and PUD06-A (9.28 acres)], a total of 23.38 acres of dedicated open space has been required.

³ Current student enrollment (full/part time) is 2,022 and projected 2014 enrollment (full/part time) is 2,450. Based on existing student enrollment (requiring 1,011 parking spaces) and proposed student enrollment (requiring 1,225 parking spaces), the PUD meets the parking requirements.

The following provides an analysis of the PUD relative to LDC Sec. 10.9 PUD Development Guidelines.

1. Location: PUDs should be located on or have direct access to an arterial or collector road, with minimum impact on residential local roads.

The proposed PUD is the entire Saint Leo University campus. The campus has direct access and frontage along S.R. 52, which is an arterial roadway. The West Campus and East Campus each have one driveway on S.R. 52. The campus has its own internal roadway system, which includes a frontage road parallel to S.R. 52 that connects both campuses. No internal roads impact residential streets.

2. Size: All lands in the PUD must be contiguous. An existing public road through the property shall not be deemed to divide the PUD area.

The Saint Leo University campus is bisected by an intervening tract of land owned by the Order of St. Benedict of Florida. Therefore, not all land within the PUD is contiguous. Although there is physical separation, the campuses are connected via the S.R. 52 frontage road. Given the characteristics of university campuses, non-contiguity is not an issue.

3. Compatibility: The proposed PUD shall be compatible with adjacent land uses or zoning districts, or shall achieve compatibility through special design characteristics and buffers between incompatible uses to minimize differences between the proposed and existing surrounding land uses or zoning districts.

The proposed development projects include an academic building, sports facilities, student housing, and parking, and all are a functional part of the St. Leo University campus. Therefore, their use is compatible and consistent with the surrounding campus uses, the uses permitted in the Institutional and Conservation land use categories and the Institutional and Permanent Open Land zoning districts. Adjacent to the PUD site are the Holy Name Monastery, the Order of Saint Benedict of Florida, the Lake Jovita residential development and Lake Jovita. As the master plan develops, landscape buffering in compliance with the LDC will be provided between the University and adjacent properties.

The development projects, including the parking garage, are designed in the Mediterranean/Mission architectural style. The height of the buildings and garage are compatible with the height of the other campus buildings and adjacent Abbey buildings. Pursuant to the Zoning Code, Section 11.2, all buildings, except accessory buildings as defined in the LDC, shall be set back 100 feet from Lake Jovita and set back 50 feet from side and rear property lines and S.R. 52. No proposed development is adjacent to Lake Jovita. The School of Business is set back over 300 feet from S.R. 52 and the softball press box building is set back 62 feet from the Lake Jovita development property line to the north. The softball field press box and adjacent grass parking lot comply with the 20 foot wide landscape buffer requirement. The new stadium lighting should minimize impacts on the Lake Jovita residences to the east. The new student housing and parking garage are in the center of campus.

It is noted that the proposed Power Plant received a variance to be set back 43 feet from S.R. 52. However, the landscape buffer along S.R. 52 is still required to meet LDC requirements.

4. Open Space and Recreation Area: The applicant shall indicate who will be responsible for the maintenance of any open space or recreation areas within the PUD. The open space shall be protected by covenants running with the land, conveyances, or dedications.

Pursuant to the Comprehensive Plan, the Institutional land use category requires fifty (50) percent open space. Current open space provided is 115.1 acres or 82.3 percent. The proposed plan provides 113.1 acres or 81 percent open space. Open space includes all green areas, wetlands, the major central open space/pedestrian promenade and athletic/recreational areas and landscape buffers, but excludes Lake Jovita.

The Comprehensive Plan requires 25 percent of the required open space to be dedicated. Currently, 23.38 acres of dedicated open space or 33.55 percent has been required per approvals of PUD #02-A and PUD #06-A. As noted, the 14.10 acres required for PUD #02-A has not yet been dedicated. No additional dedicated open space is proposed. The University will maintain all open space areas.

5. Streets and Internal Transportation System: Streets shall be designed and constructed in accordance with the provisions of the Town of St. Leo Subdivision Regulations, with such modifications as may be approved as part of the plan submitted at all phases of Town review. Connection of the internal street system to the public road and highway network (via connectors of adequate design, construction, and capacity) shall be the responsibility of the developer and any required improvements shall be included in the PUD plans.

The existing and proposed circulation pattern utilizes the two existing driveways on S.R. 52 for access. All campus buildings and activity areas will be accessed by internal roadways. It appears that the proposed PUD will not have an adverse impact on S.R. 52 due to the recently completed East Campus entrance improvements which provide both a left-in turn lane and deceleration lane. However, a letter from the Florida Department of Transportation (FDOT) will be required to support this presumption relative to the 2014 projected student population. No projects are proposed for the West Campus and therefore there is no impact on its S.R. 52 entrance.

6. Principal Vehicular Access Points: Principal vehicular access points to the PUD shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards for vehicular or pedestrian traffic. Acceleration, deceleration, and turn lanes and similar improvements may be required where existing or anticipated heavy traffic flows indicate a need for such improvements.

The existing and proposed circulation pattern utilizes the existing S.R. 52 East Campus driveway and existing West Campus driveway for access. The two campuses are connected by a frontage road that parallels S.R. 52. This frontage road also provides access to the Order of St. Benedict property.

7. Surface Water Management (including drainage): The surface water management plans for the PUD shall be approved by the Town Engineer and other State/Federal agencies having jurisdiction.

Southwest Florida Water Management District (SWFWMD) permits will be required for new development on campus. SWFWMD has approved the new School of Business building, the new softball field, the new surface parking lot, and the reclaimed water project. The new housing development and parking lot are only in the schematic design phase, and therefore not of sufficient detail to prepare documentation for submittal to SWFWMD. When the design is sufficiently advanced, SWFWMD permit applications will be submitted.

8. Utilities and Services: The applicant shall provide for water and sewer facilities approved by the Town and the Pasco County Health Department, the Pasco County Utilities Division, and/or the Florida Department of Environmental Protection (DEP). The developer shall provide for all necessary solid waste disposal and other public or private utilities or service required.

There are adequate on-campus water and wastewater facilities to accommodate the increased on-campus student housing population. For sanitary sewer service, the University is now connected to Pasco County Utilities via a force main, affording plenty of capacity. For both potable water and irrigation, the University has its own water wells and distribution systems. Although the University's goal is to reduce well pumping with the use of reclaimed water to assist with irrigation, the University received approval from SWFWMD to double their pumping capacity resulting in an abundant water supply.

9. Lake Jovita/S.R. 52 Visual Corridor: It is important to insure that the relationship between the view sheds of the unique hillside topography and natural landscape along State Road 52 and Lake Jovita, and the views of the historic St. Leo Abbey and Bell Tower, are preserved and protected. Factors to be considered in evaluating the impacts of development within a view shed include, but are not limited, to the following:

- Siting, massing and height of buildings and structures within the view shed.
- The relationship between the natural landscape and man-made features relative to massing, shapes, textures and contrast.
- The impact of altering the hillside topography and/or the relationship between the forested tree canopy and skyline.
- The location of the site relative to the view shed, topography and distance to the viewer.

The proposed development is compatible with the Lake Jovita visual corridor, and therefore, does not create any negative visual impact. Previously approved development (Student Housing) has established a Mediterranean/Mission architectural style compatible with the St. Leo Abbey. In addition, building heights are in the range of 4-5 stories. The proposed developments are in keeping with this established architectural style, scale and massing.

The new School of Business is set back over 300 feet from S.R. 52, with no open line of sight from S.R.52. Therefore, the building will have minimal visual impact. The mass is similar to the immediately adjacent Saint Edward Hall, which is 3 stories, and to the Abbey's Saint Leo Hall, which is four stories, and is located across the campus commons diagonally to the west. Architecturally, the School of Business ties

into the existing campus fabric with the use of painted brick, stucco and cast stone along with the signature red barrel tile roof.

Both the new housing buildings and adjacent parking garage are situated in the middle of the campus. Given their location and surrounding development, there would be no visual impact from S.R. 52 or Lake Jovita.

The location of the softball field will have no visual impact on either the Lake Jovita or S.R. 52 visual corridor. The reclaimed water retention pond fronting along S.R. 52 will be required to provide for tree replacement and meet S.R. 52 landscape buffer requirements.

Conformity/Nonconformity Issues

There are a number of nonconformities associated with the PUD that relate to existing development prior to adoption of the LDC. These nonconformities include the following:

1. The existing Music Building is set back 19+/- feet from the western East Campus boundary. The proposed new Music Building (long range project) will be required to meet the fifty (50) foot setback requirement.
2. The existing Cannon Library building is set back 31+/- feet from the western East Campus boundary. Only renovations (no additions) to the library are being proposed; therefore no variance is required.
3. The following parking lots are nonconforming to current landscape requirements (Exhibit A):
 - a. East Campus: Lots D, E, F and I.
 - b. West Campus: Lot A.

It is noted that these lots are not required to be compliant until future construction related to these lots is proposed, which would trigger full compliance per the LDC. As noted previously, the Bowman Hall parking lot (Lot G, Exhibit A) is required to be brought in compliance with PUD Sheet 22.

The following East Campus parking lots are conforming to current landscape requirements: Lots A, B, C and H (Exhibit A).

Staff Recommendations:

The staff recommends approval of the Saint Leo University Campus Conceptual Master Plan PUD (PUD Sheets 1-36) as submitted and attached to this report. The proposed PUD will be consistent with the Comprehensive Plan and LDC provided the following conditions are met:

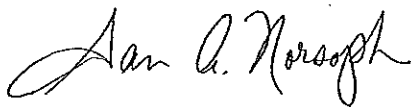
1. The site plans to be submitted for the softball field/parking lot and School of Business shall comply with the conditions of the tree removal approvals.

2. Any tree removal related to the projects identified in the PUD application shall be submitted to the Town Commission or its designee pursuant to Section 12.4 for approval. This includes identifying all trees regardless of size (DBH) on the property, indicating the tree(s) to be removed either on a site plan or aerial photograph.
3. The site plan submittal for the intramural fields proposed at the northeastern corner of the campus shall provide in-fill landscaping along the University's eastern property boundary, to be approved by the Town Commission or its designee, to ensure adequate buffering is provided along the eastern property boundary adjacent to the Lake Jovita residences. Such buffering, without the wall, may be required by the Town Commission or its designee to exceed the LDC planting requirement to ensure compatibility with the adjacent residences.
4. All existing parking lots that are nonconforming to the LDC landscaping requirements shall comply with the landscaping requirement pursuant to Section 12.3 Nonconformities to Landscape Buffers and Vehicular Use Area Landscaping Requirements.
5. At the time a site plan review is submitted for the new Student Housing, the Applicant shall provide a letter from the Florida Department of Transportation (FDOT) stating that the current main entrance improvements provide sufficient capacity relative to trip generation created by the new student housing and relative to the projected 2014 campus student population.

Staff also recommends approval of the PUD for a ten (10) year period, unless PUD modifications are requested by the applicant or required pursuant to Section 10.10 Modifications of a PUD. Any change in the physical location of any of the projects identified in the application are deemed to be a minor PUD modification (pursuant to Section 101.10) provided there is no increase in project building square footage of fifty (50) percent or more.

Pursuant to this PUD approval, all site specific development plans for the six (6) proposed projects and future projects shown on Sheets PUD-1 and 2 will be reviewed pursuant to Section 10.5 General Site Plan Review Procedures. Final decision on these site plan reviews, including any minor PUD modifications, shall be conducted by the Town Commission at a regularly scheduled Town Commission meeting. Any site plans requiring a major PUD modification (pursuant to Section 101.0 Modifications) and/or variances will require public hearings pursuant to the LDC, Articles VIII and IX, respectively.

This report has been prepared by:



Jan A. Norsoph, AICP
Engelhardt, Hammer & Associates, Inc.
Town of St. Leo Planning Consultant

Engelhardt, Hammer & Associates reserves the right to update this report upon becoming aware of new or updated information.

EXHIBIT A
Saint Leo University Aerial

APPENDIX A

PUD Application Submittal Documents and Plans

- Application and Project Narrative
- PUD-1 Campus Site Plan, Location Map, Legal Description
- PUD-2 PUD Data
- PUD-3 Campus Survey
- PUD-4 School of Business Site Plan
- PUD-5 School of Business Exterior Elevations
- PUD-6 School of Business Exterior Elevations
- PUD-7 Parking Garage Site Plan, Floor Plans, Conceptual Rendering
- PUD-8 Softball Site Plan
- PUD-9 Softball Exterior Elevations
- PUD-10 Softball Exterior Elevations
- PUD-11 Softball Exterior Elevations
- PUD-12 Surface Parking Site Plan
- PUD-13 Reclaimed Water Site Plans
- PUD-14 New Residence Hall Site Plan, Floor Plans, Conceptual Rendering
- PUD-15 Phase 1 Site Plan
- PUD-16 Phase 1 Site Plan
- PUD-17 Phase 1 Parking Landscape Plan
- PUD-18 Phase 2 Site Plan
- PUD-19 Phase 2 Parking Landscape Plan & Plant Materials
- PUD-20 Phase 2 Parking Landscape Plan & Plant Materials
- PUD-21 Phase 2 Parking Landscape Plan & Plant Materials
- PUD-22 Bowman Parking Landscape Plan
- PUD-23 Student Center Site Plan
- PUD-24 Tennis Court Buffer Landscape Plan
- PUD-25 Tennis Court Buffer Landscape Plan
- PUD-26 Landscape Plant List for DOT Project Parking Lots
- PUD-27 Post Office/Chiller Plant Parking Landscaping Plan
- PUD-28 Post Office/Chiller Plant Parking Landscaping Plan
- PUD-29 Parking Lot between OIT & Security Landscape Plan
- PUD-30 Parking Lot between OIT & Security Landscape Plan
- PUD-31 Parking Lots South of Mail Building
- PUD-32 Campus Aerial East Side #1
- PUD-33 Campus Aerial East Side #2
- PUD-34 Campus Aerial West Side
- PUD-35 Plant Operations Site Plan
- PUD-36 Plant Operations Building Elevations

ATTACHMENT A

Town of St. Leo
34544 SR 52, St. Leo, Florida 33574

Fire Safety Inspector
Kerry Barnett

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Plan Review #: 10-002
Project: PUD St Leo University (plan 10-A)
Location: St Leo University
Address of Job: 33741 SR 52
Pages: 37

Architects: Lunz, Prebor, & Fowler
Contact: Daniel Fowler
Telephone: 863-682-1882

May 22, 2010

I have received and reviewed the plans for the Planned Unit Development for St Leo University dated 3/17/10 and revised 3/31/10 and will allow the project to move forward. Review was completed to ensure life safety was compliant with NFPA codes and standards, State Statutes, County Ordinances and St Leo Land Development Code. Items of importance or items to be complied with are listed below.

This was a revised review with changes only in the heading location. Crawford Hall was removed under the location and the number of pages was changed from 2 to 37.

Should anyone have any questions, please do not hesitate to contact the Fire Marshal's office.

1. PUD shall be accepted and approved by the Town's Planner.
2. LDC refers installation of water mains and fire hydrants to NFPA. NFPA 1, Annex I shall be followed based on fire flow requirements from Annex H. Pasco County Code of Ordinances, Chapter 46 has similar language and also states hydrants shall be located on minimum 8" main.
NOTE: Fire flow requirements can be reduced by 75% if the structure contains an automatic fire sprinkler system in accordance to NFPA.
3. Hydrants shall be located within 250 ft of the building (NFPA 1) and located in an area that provides access for fire apparatus provide fire protection lines during a fire emergency. If hydrants are located in an area where vehicular traffic can damage a hydrant, the hydrant shall be protected.
4. Fire lanes shall be installed for fire and/or EMS access without obstructions. Fire lanes shall be marked in accordance to NFPA 1, Chapter 18. For buildings with fire department connections, unobstructed access must also be designated and marked for fire apparatus.
5. Buildings that contain fire alarms and/or automatic fire sprinkler systems shall have a Knox Box attached to the building. Application can be obtained from Pasco County Fire Rescue.

6. Building separation was evaluated and found to be in compliance with NFPA 80A.
7. Roadway widths are acceptable with the LDC, NFPA and Pasco County for fire apparatus access. Radius for round-a-bouts, cul-de-sacs, etc... shall be a minimum of 50' for Pasco County fire apparatus.
8. A letter to the Town of St Leo was to be required by the architects acknowledging the items above will be complied with before any construction plans can be approved, however, after consulting with the architects and the Town's planner the PUD is approved by the fire side and items above will be shown when plans are submitted for construction of each individual project.



KERRY BARNETT, Fire Safety Inspector